



## 2017 Year In-Review Report

### Highlights

- ❖ HousingNOLA and GNOHA successfully relaunched the Louisiana Housing Listening Tour and traveled across the state introducing the HousingNOLA concept and garnering support for statewide initiatives like the Housing Trust Fund, Homebuyer Education Collaborative and a regional housing alliance network while securing community and industry input into a Statewide Housing Policy Agenda. As a result, HousingNOLA and GNOHA have a burgeoning network of statewide partners who were able to assist with battles during the 2017 Legislative Session.
- ❖ Iberia Bank announced a groundbreaking multi-year, \$6.72 billion investment across its footprint to meet the needs of communities ravaged by the 2017 hurricane season and Louisiana's affordable housing crisis. Due to our collective advocacy efforts Iberia has committed to increasing its investments in New Orleans to aid in the creation of new affordable housing or preserving existing affordable housing.
- ❖ HousingNOLA/GNOHA continue to participate in the Community of Practice (CoP) for Advocacy convened by the Greater New Orleans Foundation (GNOF); the CoP is entering its third year and has given the Put Housing First campaign the opportunity to secure a diverse set of supporters.
- ❖ The Put Housing First Blog launched with a diverse set of contributors providing material to explain why the campaign is more than just a slogan. Partners like Prosperity Now, Louisiana Public Health Institute (LPHI) and National Defense Resource Council (NDRC) presented content alongside community submissions and coordinated messages from staff to complement our advocacy strategy.
- ❖ HousingNOLA partnered with the Network for Economic Opportunity to submit a proposal to JP Morgan Chase's PRO Neighborhoods competition in the hopes of secure \$5 million for housing and economic development opportunities in the Claiborne Corridor. While this grant was unsuccessful, our proposal was the first from New Orleans to advance to the final round and we did receive technical assistance to assess the capacity of our team in order to secure resources from other investors and prepare for another application in 2018.
- ❖ In the past year, HousingNOLA has hosted delegations from the Detroit's People Movement/Palestinian Human Rights Defenders/Adalah Justice Project (AJP), to exchange strategies and to study the HousingNOLA process.
- ❖ Forward New Orleans (FNO) released its 2018 Platform to candidates which, for the first time, includes housing and specifically names partnering with HousingNOLA as a priority for the next administration. Forward New Orleans is a diverse coalition of civic, community and neighborhood organizations united in their vision of excellence in city government. Coalition members differ in their respective missions and areas of focus, but find common ground in their belief that citizens deserve a highly effective local government that translates into a better quality of life for all New Orleanians. The New Orleans Business Council is a founding member of FNO.
- ❖ In December, HousingNOLA participated in the Mayor's Office Neighborhood Summit, educating the community on the state of housing in New Orleans currently, and holding discussions about avenues to affordable homeownership and how current homeowners can seek out cost-reducing policies in 2018.
- ❖ In September, Enterprise released a poll confirming that likely New Orleans voters strongly support the Mayor and City Council prioritizing affordable housing needs. The survey was conducted with funding from HousingNOLA, the Power Coalition and the Greater New Orleans

Foundation, supported in part by the Mary Reynolds Babcock Foundation. Survey participants ranked affordable housing as the second most important issue for the City to focus on and overwhelmingly agreed that access to affordable housing is important to the strength of the local economy. A significant majority also supported increased funding for affordable housing, inclusionary zoning measures and a mandatory rental housing registry. The poll surveyed 500 likely voters in Orleans Parish to gauge perceptions and attitudes concerning housing issues in New Orleans. Likely voters are defined as those registered voters who have voted at least 3 times in the last 5 statewide elections. The poll was conducted by telephone August 22-27 of 2017 by Reconnaissance Market Research and includes users of both conventional and cellular phones. Edgewater Research and Dr. Ed Chervenak of the University of New Orleans were responsible for all aspects of the survey design, data weighting and analysis. Specifically, results included:

- Likely voters ranked affordable housing as the second most important issue they would like to see New Orleans' Mayor and City Council address, behind Public Safety/Crime and ahead of other issues such as Flood Control, Jobs and Economy and Infrastructure. Overall, 59 percent of respondents noted Public Safety/Crime as one of the top three issues while 46 percent noted Affordable Housing in the top three.
- 43 percent of likely voters said their monthly housing payment makes it hard for their family to make ends meet.
- 93 percent of likely voters agree or strongly agree that access to affordable housing is important for the local economy.
- 78 percent of likely voters favor or strongly favor having the city require that new market-rate housing in New Orleans set aside some units as affordable for low to moderate wage earners.
- 80 percent of likely voters favor or strongly favor the city actively address substandard conditions of rental properties by requiring landlords to register their rental housing with the city and pass a basic health and safety inspection.
- 74 percent of likely voters favor or strongly favor having the city increase funding for the production and preservation of affordable housing.

#### 2017 Policy Victories:

- Affordable Housing Impact Statement Ordinance passed by City Council
- Smart Housing Mix Study Accepted by City Planning Commission
- Defeat Senate Bill 162 which would have prohibited the local Smart Housing Mix Ordinance
- Support the opposition of House Bill 676 and House Bill 525, so called Sanctuary City bills
- Support changes to QAP that created two distinct allocation pools for rural and urban projects and ensure equitable allocation of resources
- Transit Oriented Development/Master Plan Amendments Accepted by City Planning Commission with majority of text amendments adopted by City Council
- Preventing the loss of \$6.7 Billion in the HUD FY 2017 and FY 18 Budgets
- Comments on the City of New Orleans Office of Community Development Consolidated Plan
- Comments on the New Orleans Regional Transit Authority Strategic Mobility Plan
- Secured \$1 per night fee from every short-term rental in New Orleans for the Neighborhood Housing Improvement Fund resulting in \$280,000 for 2017
- Supported the preservation of Low Income Housing Tax Credits and Historic Preservation Tax Credits in GOP Tax Bill

### HousingNOLA Leadership Board

Throughout the course of the year, the Leadership Board also discussed strategies regarding the Smart Housing Mix Ordinance, Healthy Homes Ordinance, securing revenue Louisiana Housing Trust Fund and managing the impact of legalized short term rentals. Members of the leadership board spoke at the City Planning Commission hearing in February regarding text amendments to the Master Plan where all modified amendments were passed by the City Planning Commission. The Leadership Board was updated in November on the events happening within each subcommittee and/or working group, and members are encouraged to join those groups.

### Community Review Team

The Community Review Team continues to expand with eight new members joining the group this year. Review Team members met with representatives from Detroit and reviewed and approved the 2017 HousingNOLA Report Card and the 2018 Action Plan. 2018 Action Plan Highlights include:

- Master Plan Amendment Adoption & Revisions to Comprehensive Zoning Ordinance
- Smart Housing Mix Adoption & Implementation
- HousingNOLA Neighborhood Level Housing Plans
- Healthy Homes Pilot with local hospital partner
- Community Engagement around housing police in public housing
- Revisions to Short Term Rental funding allocation
- Securing funding for transitional housing for returning citizens from mental institutions, jail or prison
- HANO Smoke free policy & Landlord outreach
- Secure resources to expand HousingNOLA plan to Metro New Orleans

A subcommittee of Tiny House activists/developers/academics have been formed to explore Tiny Houses with the intention of discussing potential zoning changes with the Community Review Team for their input around the housing trend and its possible utilization in New Orleans.

### Community Engagement Working Group

HousingNOLA continues to work with partners towards cultivating community engagement partnerships. HousingNOLA spoke with media outlets, including newspaper and magazine reporters. HousingNOLA attended various neighborhood association meetings and events, including the Mid-City Neighborhood Organization, Eastern New Orleans Neighborhood Advisory Commission, NORA Community Engagement, Bayou Road Bike Festival, Tremé/7th Ward Arts and Culture Fest, and Central Circle meetings. The community engagement working group has identified a new chair, Anza Becnel, and the first meeting of 2018 is forthcoming.

### Policy Working Group

The public hearing on amendments to the Future Land Use Map and the text of the Future Land Use Map category descriptions took place on January 24th. HousingNOLA participated in the development of Committee for a Better New Orleans's Community Guide to the Master Plan Amendments after receiving modified approval of the amendments on February 7th by the City Planning Commission at a public hearing. On March 9th, HousingNOLA successfully saw the passing of a Text Amendment to the Comprehensive Zoning Ordinance to incorporate recommendations provided in the Commission's Affordable Housing Impact Statement Study on the Master Plan

Amendment process at City Council this month. Several HousingNOLA partners attended the first public hearing on the City's 2017-2021 Consolidated Plan and 2017 Action Plan on Wednesday, March 8th to speak in favor of the Master Plan amendments, the implementation of the Assessment of Fair Housing, and the equitable distribution of federal funds.

### Data Working Group

The 2017 Report Card included additional information at the suggestion of the Leadership Board. Now, the Report Card tracks homelessness for the past 12 years and short term rentals. The Data Working Group discussed ways to improve data collection from public partners including the update of the Market Value Analysis (MVA) in 2018.

### Smart Housing Mix Tiger Team

Earlier this year, the Smart Housing Mix Study faced and overcame a challenge at the state legislature where Senator Appel introduced SB 162 which intended to prevent inclusionary zoning from being implemented in the state of Louisiana. Following the removal of this obstacle, HousingNOLA continued to work with the CPC, Mayor's Office and City Councilmembers Williams and Cantrell to move towards developing and implementing the Smart Housing Mix Ordinance. In December, the city identified additional funding for a supplemental study of the following issues:

- Refine the proposed boundaries of a mandatory Smart Housing Mix Zone
- Support CPC staff in understanding the proforma models created by AECOM
- Analysis of potential affordability terms; Estimate the value differential between buildings that include units with 15-year, 30-year, 50-year and 99-year term of affordability restrictions.
- Support the CPC in determining whether a mandatory Smart Housing Mix policy would be dependent upon a density bonus and to define the terms of any density bonus to be provided in the mandatory and voluntary areas of the City; Assist staff in specifying the forms and levels of density to be granted, such as FAR, height, setbacks.
- Support CPC in determining precise levels of parking reductions and any other zoning incentives.
- Research models for implementing the Smart Housing Mix Zone through zoning code changes, overlay zone or another ordinance.
- Write up to three case studies of cities that have used density bonuses, parking reductions, and other zoning benefits to effectively incentivize affordability or partially offset the costs of an affordability requirement. Deliverable: Brief Summary Memo
- Support the CPC in understanding the recommended methodology for establishing and updating fee levels.

The Tiger Team expects the City Council to direct the City Planning Commission to draft an ordinance to implement the Smart Housing Mix at its January 11<sup>th</sup> council meeting so Mayor Landrieu can sign the ordinance before leaving office in early May 2018.

### Workforce Housing Council

This year, the Workforce Housing Council developed a workforce housing strategy that includes a study of the connections between workforce housing and transportation opportunities in the Greater New Orleans region. The group has identified additional key partners and will begin to move forward with the study and develop a series of policy recommendations in 2018.

### Assessor's Working Group

The committee members met several times with New Orleans Assessor Erroll Williams throughout the year to discuss next steps for Road Home homeowners, property tax valuations for subsidized and income restricted rental units, nonprofit assessments and tax relief for low-income homeowners in rapidly gentrifying areas. The group has also continually been working to increase awareness of the various tax freezes for homeowners. This was a result of the Assessor's Working Group meeting with the Assessor on March 16<sup>th</sup> where the Assessor produced requested data on the Senior Tax Abatement and agreed to partner with Greater New Orleans Housing Alliance in senior outreach efforts to make more seniors aware of the program. The Assessor also agreed to look into every Road Home property for which a homestead exemption was requested and assess on an individual basis. The group also discussed issues of taxation around community land trusts and the Assessor has established a standard valuation practice for homeownership units that would be sold under a land trust. The Assessors Working Group is currently working on developing a property tax abatement program that will propose additional property tax relief for low-income homeowners facing increases in property assessments based on how long they have lived in their home and their income after a successful discussion with Assessor Williams.

### Lenders Roundtable

During 2017, the Roundtable began drafting a document that presents the data compiled projecting the housing development funding gap over the next five years. Data was provided outlining the city's commitment for 7,500 units; it was projected that 10,952 units needed for <80% AMI renters. Once complete, the document will be presented as a Community Development Finance Plan to be used to direct investments and leverage Community Reinvestment Act reviews.

The Lenders Roundtable also attempted several bank challenges with mixed results. Iberia Bank committed a multi-billion multi-year investment plan while Whitney Bank and Capital One have both made drastic changes to their position in the market while we await the details of their community investment plans.

### Insurance Task Force

The Insurance Task Force discussed the current status of the reauthorization of the National Flood Insurance Program in a small meeting at the end of November; a Call to Action was sent out at the beginning of December urging supporters to contact their congressional representative to vote 'Yes' on the continuing resolution in order to keep the flood insurance program authorized. The Call to Action also urged everyone to call their Senators to give their support of the Continuing Resolution, and to complete a speedy, multi-year reauthorization of the NFIP that preserves affordability, increases opportunities for community and individual mitigation, improves the mapping process, and increases program participation.

The Insurance Task Force also received information from the Louisiana Department of Insurance (LDI) regarding estimates of the average cost of flood insurance in Louisiana and liability insurance rates included in the homeowner insurance premium and those available as a la carte options. The Task Force used the information to create a questionnaire to distribute to potential homeowners to educate them on the appropriate questions to ask when shopping for homeowner and flood insurance. In the coming year, the Task Force will discuss the next steps involving the survey that is being created for homeowners and developers, in the hopes that these survey results will give a foundation for policy recommendations that can be brought to the commissioner.

### Healthy Homes Initiative

The Healthy Homes Initiative is a HousingNOLA working group looking into the problem of mold and dampness in New Orleans' homes and seeks to identify policy interventions, such as a city wide rental registry, that can help regulate the issue and improve home health. The Initiative collected resources on mold and dampness treatment, and explored statewide initiatives in the early part of the year. The newly formed Housing FIRST Alliance will advocate for best practices in mold remediation in the Baton Rouge recovery process. The Mold/Dampness efforts were stalled in the early stages but staff met with Dr. Felicia Rabito, a leading researcher on home-harbored risks and the connection between home health and pulmonary health, to discuss how to restart efforts. Dr. Rabito reported to the group on her research and discussed messaging and research strategies for the group's work moving forward. She also recommended new studies and resources for the group to research. The group began researching resources and new studies recommended by Dr. Felicia Rabito. Members of the Initiative attended the national NEWHAB/EEFA convening that took place in late May, where they secured national partners who was excited to engage in our local work around mold/dampness. The group secured a new national partner in the Green and Healthy Homes Initiative (GHHI), who the group had a call with in early June. GHHI was very eager to engage us around our local work on mold/dampness. They worked with us on preparing a localized plan for next steps and potential local funding sources to help move the Healthy Homes Initiative forward in 2018. In mid-July, GHHI sent a potential blueprint to the Initiative. Under the new plan, we would partner with a local hospital system to pilot a preventative health program. The Initiative has hopes to continue its work with Oschner Hospital representative in to move the pilot forward. The initiative has also began partnering with the Louisiana Public Health Institute to better strategize the work plan. We also hope to launch the program in 2018.

This group also monitors and supports the development of health and safety standards, AKA the Healthy Homes Ordinance. (Rental Registry) The ordinance is still pending, deferred until 2018, and was a key component of the Put Housing First platform for candidates with most successful candidates committing to supporting its adoption.

### Special Needs Working Groups

Throughout the course of developing the *10-Year Strategy and Implementation Plan*, community members defined the special needs populations applicable under the fifth HousingNOLA goal: increasing accessibility for all residents, including special needs residents. Throughout the past year HousingNOLA has begun engaging with representatives and advocates for most of the populations to discuss data and policy goals. With the Homeless population, HousingNOLA/GNOHA have been able to participate in UNITY Service Providers and Professionals Association (SPPA) but has had to start a working group for At Risk Youth.

#### ***Crescent City Sanctuary (LGBTQ)***

This group is working to establish itself as a credible and trusted advocate on behalf of housing insecure LGBTQ individuals. HousingNOLA staff have been supportive and will be helping them to coordinate at least one focus group in the coming year to collect more information about the needs of the housing insecure LGBTQ community.

#### ***Formerly Incarcerated (Louisiana Prison Reentry Initiative/LA-PRI)***

HousingNOLA serves as convener for the LA-PRI housing committee and is working to secure immediate transitional housing for dozens of returning citizens who have been released in New Orleans without housing. HousingNOLA is also coordinating efforts to create a housing network that integrates best practices around Restorative Justice and supportive services to ensure that

people have the opportunities necessary to successfully re-integrate. This network would be constructed and funded in the next two-three years and would be able to be replicated across the state.

#### ***At Risk Youth***

The At-Risk Youth Housing Needs group met in the beginning of October to discuss housing policy, and potential service gaps. The group decided on collecting information from the standard state report on homeless data from schools, Dillard's program on student housing, the Unity Point in Time Count, the assessment of one-bedroom units for the minimum wage pilot program with habitat house, Public Agency Partners one-bedroom non-elderly restricted housing availability breakdown for New Orleans and Louisiana, the capacity of foster parenting, and data from the Social Work Collaborative, Trauma Informed Collaborative, and Orleans Parish School Board to pull together a legislative agenda for 2018 session.

#### ***Individuals with Disabilities (Advocacy Center)***

The initiative will work on policy intervention, outreach, and advocacy to ensure that individuals with disabilities have access adequate housing. GNOHA/HousingNOLA staff were in attendance at the National Disabilities Institute(NDI)'s Financial Inclusion Summit. The Institute hosted a training in November to bring financial inclusion and disability awareness in New Orleans and staff have joined NDI's working group to assist with housing side of financial inclusion. We will also be working with the Advocacy Center on policy intervention in 2018.

#### ***Age Friendly Task Force/AARP Housing Domain***

The AARP hosting a Housing Domain that HousingNOLA has identified as a potential space for the special needs group for the elderly. In 2017, the group focused on three priorities: 1, meetings and partnerships, 2, data Collection and Policy Research, and 3, making home modifications more accessible. While these are all laudable goals, the group is fairly dysfunctional and no significant process has been made. If the group cannot help HousingNOLA assess and develop policies to address the housing needs of seniors, we will be forced to identify new partners.

#### ***UNITY Service Providers and Professionals Association (SPPA)***

UNITY continues to make strides towards implementing its *Bold Plan of Action to End Homelessness*, the city's 10 Year Plan to end Homelessness. This year HousingNOLA and the SPPA saw unprecedented cooperation and coordination with HousingNOLA & GNOHA staff participating in the annual Point-In-Time Count and UNITY participating in the Budget Call to Action.

#### **ConnectNOLA**

While the ConnectNOLA initiative primarily revolves around ensuring integration among nonprofits, HousingNOLA and GNOHA have also been working to connect housing providers with service providers who support their clients through difficult periods and challenges. Tulane University provided two interns who have drafted a resource guide to begin an environmental scan of what is available. GNOHA is also working with LA Housing Search to encourage housing providers to centralize their vacancies/opportunities so service providers could understand more about housing.

## Social Enterprise

### ***East Baton Rouge Parish Housing Plan***

In November, The Housing FIRST Alliance met to discuss how they are sharing all housing related documents with HousingNOLA, and LSU will be engaged for data analysis. The group is still working to convene the mayors of Zachary, Livingston, Baker and Baton Rouge to engage on housing issues for East Baton Rouge Parish. The group will be participating in the Baton Rouge Neighborhood Summit on January 13<sup>th</sup>, 2018. YWCA, a partner with the Housing FIRST Alliance has been working with the Foundation for Louisiana and has created a Truth, Racial Justice, and Healing training which will begin for housing advocates in February of 2018.

## Statewide Initiatives

### ***Louisiana Housing Trust Fund Initiative***

The Louisiana Housing Trust Fund Initiative hoped to introduce a bill to secure a dedicated revenue source to the Trust Fund in the 2017 Legislative Session, but, unfortunately, this effort was unsuccessful. The Trust Fund Steering Committee continues to work on securing a dedicated revenue source for the state's housing trust fund. Committee members are exploring options that could involve escrow interest, legislation in the 2018 session, recordation fees from mortgage assignments, short term rental taxes, and/or unclaimed property. Following the 2017 Center for Community Change Southern Convening, committee members are preparing to move forward with listening tours, a lobby day, and in person meetings with elected officials out of legislative session prior to an extended plan to work with legislators to create legislation regarding a revenue source for the Louisiana Housing Trust Fund.

### ***Louisiana Housing Listening Tour***

In November, HousingNOLA began scheduling the Statewide Housing Listening Tour to be concluded by February 13<sup>th</sup>. Tour dates have been scheduled for the Baton Rouge, New Orleans and Houma regions and new partners have been identified for the Northshore Region. HousingNOLA is currently compiling necessary data to provide to meeting participants.

### ***Coastal Master Plan/LA Safe***

HousingNOLA participated in several LA Safe meetings and served as an informal outreach partner. As a result, HousingNOLA intends to formalize a partnership with LA Safe and assist with policy and community engagement around housing issues resulting from relocation and other impacts of the Coastal Master Plan.

## Research Project:

### **Increasing Affordable Housing Opportunities: A Study in Creating Synergetic Relationships between Cost, Market, and Policy for Affordable Housing.**

The New Orleans housing market has been unable to meet the demand of adequate, affordable housing for its residents that need it most. This study is being conducted to inform policy in an effort to increase the development of affordable housing opportunities through determining the relationship between construction costs and the housing market in order to continue gain momentum on the goals set forth in HousingNOLA's *10-Year Plan*. We have begun the process of laying the foundation to the study. Interviews with local contractors have been scheduled to gain information of costs and the factors that inhibit construction. There is a preliminary concept of providing a case-study analysis to the study to exhibit the different practices within contractors and its effect on cost to the total development cost of an affordable housing project.



## GNOHA Standing Committees & Initiative Reports

### Outreach and Advocacy Committee (Put Housing First)

In 2017, GNOHA engaged in outreach and advocacy efforts, and launched a the Put Housing First Campaign. Through the months of January through March, GNOHA advocated for the rental registry, Smart Housing Mix Ordinance, HOME funds, and the Louisiana Housing Corporation. Six legs of the LHA listening tour were held; in New Orleans, Alexandria, Baton Rouge, and now in Lake Charles, Shreveport, and Monroe. GNOHA compiled data from each tour to create a regional master priority list. Beginning in March, the Outreach and Advocacy Committee formed a new advocacy strategy for GNOHA to form and mobilize a political base made up of our members and the clients they serve: Put Housing First.

In April, Put Housing First team organized canvassing efforts, political questionnaires and candidate forums, and network development. GNOHA held a Put Housing First crawfish boil in Baton Rouge to kick-off to the legislative session, which was well attended by statewide partners. Pledge cards were created and distributed at first through GNOHA members and community events, and through canvassing beginning in May. The platform was officially released at the July 29th Put Housing First Rally. PHF has secured national partnerships with the National Low Income Housing Coalition, Southern Poverty Law Center, Action Group Network, Our Homes, Our Voices, and Homes for All. In the months of May through July, Put Housing First planned political campaign and secured participation in upcoming local election forums, including a forum hosted by GNOFHAC, AARP & WWLTV, the Power Coalition, and the Fairgrounds Triangle Neighborhood Association. PHF planned and executed a political platform and candidate questionnaire that was distributed to Mayor, City Council, and Treasurer candidates. The assessment, the PHF scorecard was released September 21, with a follow-up platform for the runoff candidates being executed in November. The original scorecard was distributed in the form of a one-pager and door hangers by the PHF canvassers. PHF has secured over 3,000 pledgers since its conception in March, and seeks to reach the goal of securing 10,000 pledges by 2018. GNOHA also hosted mayoral candidates Latoya Cantrell and Desiree Charbonnet for a member Q&A at the November monthly meeting on November 13<sup>th</sup>.

In November, GNOHA participated in the following GOTV efforts with community partners:

- GOTV door-knocking and phonebanking in partnership with the Power Coalition for over 1100 infrequent voters
- The Power Coalition People's Agenda Candidate Forum 11/7/2017
- People First! Power of the People Mayoral Town Hall 11/11/2017

On Wednesday, November 8, a new run-off questionnaire was distributed to candidates for the State Treasurer, Mayoral, and City Council run-off elections, with responses due back by Monday, November 13<sup>th</sup>. The run-off scorecard was released Thursday, November 16<sup>th</sup> with adjusted scores that incorporated both their initial scores, and the points they earn from their new questionnaire answers. Of the eight surveys that were distributed to candidates, GNOHA received 5 responses averaging around 70 percent or a "D" letter grade. The full candidate score card can be found here: [www.gnoha.org/main/put\\_housing\\_first](http://www.gnoha.org/main/put_housing_first).

In November, GNOHA hosted this year's New Orleans ActLocal 2017, a day of community organizing allyship, trainings, and strategizing across hundreds of national and local partners to help us gear up for 2018 elections. On November 11, GNOHA along with Power Coalition brought together leaders from new and established progressive organizations across New Orleans for a day of networking, learning and inspiration. This invitation-only summit featured dynamic keynotes, targeted

workshops, and interactive sessions to develop and amplify campaigns that will help prepare us for 2018 local, state, and federal elections.

The ActLocal event centered on the challenges and opportunities presented by the local government transition period, as well as the upcoming Tricentennial. Local leaders and community members alike expressed concern about issues of cultural equity and opportunism in the wake of Tricentennial cultural celebrations, and how we will continue to hold current leaders accountable while establishing a relationship of mutual accountability with our future leaders. We will continue to hold ActLocal meetings here in New Orleans to build local progressive power through engagement, planning, and community actions. ActLocal New Orleans met again in December and set an agenda around the upcoming Legislative Session and the election for State Representative District 93.

### Public Policy Committee

The Public Policy Committee meets monthly to review GNOHA's progress in achieving action items on the yearly GNOHA/HousingNOLA agenda, a comprehensive outline of pertinent housing challenges facing our city, state, and country. The statewide policy agenda will be utilized by this Committee to help direct its efforts throughout the year. In February, the Policy Committee refocused its efforts around HousingNOLA's 2017 Action Plan.

In March, the Policy Committee participated in a webinar around Equitable Transit Oriented Development (eTOD) with Susan Anderson from Enterprise Community Partners. The webinar focused on creatively maximizing existing resources that support eTOD. The Policy Committee also had a presentation on the RTA's Strategic Transit Planning Process by RIDE New Orleans, and discussed eTOD in relation to the RTA's Plan. As the RTA's Plan was still in development at that time, RIDE and the Policy Committee agreed to partner in their advocacy efforts to ensure community and affordable housing priorities are included in the Plan. The Committee also discussed Comprehensive Zoning Ordinance Article 23 (Stormwater Management) and agreed to monitor the process to ensure that design doesn't hinder allowable development and vice versa. The possible legislative and political hurdles around disposition of school district properties were deliberated on as well. The Policy Committee had a presentation by the City Planning Commission on the Comprehensive Zoning Ordinance Article 23 and its Stormwater Management Plan requirements. A representative from the New Orleans Chapter of the American Institute of Architects, along with committee members, discussed the possibility of developing a model Stormwater Management Plan with the CPC to help streamline the process for future projects.

In the middle of 2017, the Policy Committee's recommendations for the Housing Authority of New Orleans' Reorganization and Agency Plans were discussed. These recommendations included: Deconcentrating sites of Housing Choice Vouchers, Mobility Strategies, Language Accessibility, Police Officer Occupancy, Energy Efficient Based Utility Allowance, Inspections, and Terminations/Grievances. A letter detailing the Committee's suggestions was also submitted to HANO. The Committee discussed the upcoming 2018 City of New Orleans Annual Budget, in particular the Neighborhood Housing Improvement Funding for the 2018 fiscal year. The Committee then decided a Teach-In was needed to better educate and inform the community around the budget process – specifically in relation to housing funds. The Committee hosted the Teach-In on August 21<sup>st</sup>.

The Committee had members at the budget hearing advocating for short-term rental fees to be placed in the Neighborhood Housing Improvement Fund and also discussed HousingNOLA's Put Housing First Scorecard.

### Homeownership Committee

In 2017, the Homeownership Committee made strides towards a multitude of long-term goals. Early in the year, the Homeownership Committee fostered a relationship with St. John the Baptist Parish Housing Authority in order to help them organize a homeownership program for their residents. Over the next year, GNOHA will work closely with St. John Housing Authority to begin implementing a plan for the program. The Homeownership Committee spent the year researching Housing NOLA Action Plan Policy Item 4.5 and will continue to think of ways to support the development of energy efficient homes.

In an attempt to revive The Third Line, the committee will reach out to the Louisiana Housing Corporation (LHC), Finance Authority of New Orleans (FANO) ASI Federal Credit Union, HOPE Federal Credit Union, and Crescent City Community Land Trust to discuss the mortgage alternative program for the special population of culture bearers, musicians, and service industry workers. The Third Line is an initiative to partner with lenders to create a mortgage product designed to help nontraditional workers (musicians, service workers, and culture bearers) achieve homeownership and key to GNOHA's Own the Crescent campaign. The LHC has launched a pilot program based on their original commitment to the Third Line, but it is only available in eight parishes that were damaged in the 2016 floods which excludes Metro New Orleans. The Soft Second Task Force will research possible funding sources and work with the Lenders Roundtable to identify investment opportunities.

### ***Nonprofit Roundtable/Road Home Liaison Group***

The Road Home Liaison Group (RHLG) contract ended activity in February Overall, GNOHA and its member partners have worked through 4,676 cases over the course of the two-year contract, with 4,520 keys are closed and considered completely worked through. RHLG processed a total of \$41,098,897.70 in Variance Reductions, archiving another \$12,614,978.78 in Road Home funds and disbursing 1,642,034.69 to help 22 returning homeowners.

With the end of the Road Home Liaison Group, the Roundtable emerged to serve the needs of rebuild members who are still working to help people return and those who are experience challenges with their home 12 years after Hurricane Katrina caused the levees to flood New Orleans. Nonprofit Rebuilding Pilot Program (NRPP) also became a cause of concern for the Roundtable; the program still has unused funds that could help local nonprofits complete their work for their clients, however there are many challenges nonprofits face while trying to participate with this program. A letter was sent to the LHC outlining these difficulties encountered, urging the LHC to implement these changes to improve the program. In 2018, the Roundtable will follow up with the LHC and move forward with building capacity for the member organizations and committee members. The Nonprofit Rebuild Roundtable rescheduled the November meeting for mid-December. A letter regarding the Nonprofit Rebuilding Pilot Program (NRPP) sent to the LHC outlining challenges with the program, what changes can be implemented to improve the program, and what changes can be implemented to help the people whose homes were affected will be discussed at this meeting.

In early 2017, the Road Home Liaison Group closed down after successfully handling thousands of cases within the Road Home program. The Roundtable focused their attention on developing shared solutions that would benefit member organizations and the work they provide. The Roundtable worked on developing the HelpNOLA page, a shared solution site that tracks client contact and helps clients find the proper resource for their need.

### Louisiana Homebuyer Education Collaborative

During 2017, the LHEC updated the 2017-2018 List of Certified Agencies, opened and closed the application for new organizations, and successfully established the Financial Fitness Curriculum for the next round of applicants.

HUD released the examination schedule for housing counselor certification for 2017; the announcement proclaimed the start of the HUD Certified Housing Counselor Examination on August 01, 2017. The Collaborative will create a group to support its members in completing the new certification requirements in 2018.

### Rental Committee

Throughout the year, the committee worked to inform policy makers of both the advantages and challenges associated with the development of “affordable” rental housing – i.e. the green building, sustainability and resident/developer subsidy. Early in the year, the City introduced a draft Healthy Homes Ordinance, mandating inspections and safety standards for all rental properties. There was a strong community turnout in support of the ordinance, and the Council voted unanimously to bring the ordinance to the full council meeting. However, it was continually deferred and we will have to wait until 2018 for the Council to vote on it. There was a strong community turnout in support of the ordinance. We started a Healthy Homes Initiative with a national group, Green and Health Homes Initiative, as well as the National Resource Defense Council. We will be working with Oschner and the Louisiana Public Health Institute in the New Year to further the initiative.

The Louisiana Housing Corporation held their Qualified Allocation Plan workshop early in the year, where Rental Committee members gave input on designing a process for the next QAP. Members of the Committee attended and spoke at the Draft QAP Public Hearing on March 30<sup>th</sup>. The committee drafted their comments, which were submitted to the LHC on April 5<sup>th</sup>. Members of the Committee also attended and spoke at LHC’s Board meeting on April 12<sup>th</sup>. Though members’ comments resulted in the removal of a 10-point rural project bonus in the final QAP, there were still outstanding issues that the committee view with that QAP. The committee continued to advocate to make the process and scoring system more favorable for New Orleans. Eventually, the committee’s advocacy efforts around the QAP resulted in a clarification that makes parts of New Orleans eligible for a 10-point bonus, based on our receipt of a Choice Neighborhoods Initiative grant for Tremé/Iberville.

Furthermore, as the year was coming to a close LHC announced their 2017 9% LIHTC awards. Providence Community Housing, one of our partners, will be receiving funds. Old Community Development Block Grant funds using resources with 4% bonds and/or credits also became available. The LHC hosted a roundtable on affordable housing with a need based assessment included. Members of the committee were present and are drafting a letter to the LHC with recommendations and suggestions based on the roundtable, such as the difference in funding for rural areas compared to urban areas. We can strategically work together by sharing our skills and assets amongst one another. We will be sending out an email in early 2018 with more information. We are continuing our work with energy efficiency and would like our developers to attend a workshop with Entergy about the energy smart program. We would like the workshop to cater to the concerns of the developers, so we will be sending out a survey to learn about the interest and concerns of our developers.

The Committee met once more before the year closes to discuss implementation of the 2018 HousingNOLA Action Plan items assigned to the Rental Committee.

### ***Energy Efficiency for All (EEFA)***

The Energy Efficiency for All Coalition has been meeting regularly and advancing a study around the energy efficiency of rental buildings in New Orleans. Towards the beginning of the year, the data-gathering stage of the study was soon formulated into report-form. The coalition also assisted in the planning of a national efficiency conference, NEWHAB Convening, set in New Orleans in late May. At this event, members sat on panels and planned walking tours that highlighted local issues to a national audience. GNOHA is scheduling a workshop between developer members and the team behind Energy Smart, the Energy program to incentivize energy efficiency in multifamily developments, to discuss how the program can be improved. We would like the workshop to cater to the concerns of the developers, so we sent out a survey to learn about the interest and concerns of the developers. The workshop will be held in the early part of 2018. We also discussed the Energy Integrated Resource Plan meeting and became intervenors in the case. Members of EEFA and the Rental Committee also met with the Housing Authority of New Orleans (HANO) staff to discuss the adoption of an energy efficient based utility allowance. HANO is receptive to the idea and we expect to make more progress in the beginning of 2018.

### ***Section 8 Subcommittee***

Members of the Rental Committee have been in talks with HANO on how best to encourage them to implement a small area market rent program that would enable voucher holders to secure housing in high-opportunity areas if they so choose. The Rental Committee has created a Section 8 subcommittee with HANO to further our outreach and advocacy for both renter and landlords. The Committee hopes to make more progress on this matter in 2018 and connect HANO with neighborhood associations to recruit potential landlords. In 2018, the Section 8 Subcommittee will meet to discuss our suggestions to HANO based on our previous meetings and an energy efficient based utility allowance.

### **Emergency Preparedness Committee**

In 2017, the Emergency Preparedness Committee has been facilitating communication between GNOHA members and federal, state and local officials to support disaster or emergency situations. The Baton Rouge flood in 2016 created an opportunity for the committee to bridge Baton Rouge and New Orleans housing groups. Early in 2017, the newly named Housing FIRST Alliance (of the Capital Area) started meeting and forming subcommittees that we have partnered with them on. In response to the tornados that occurred in February, the Emergency Preparedness Committee identified available units for disaster housing and created a document enumerating these units that was also shared with City officials and created a recovery resource list. The committee has had challenges with getting members to volunteer housing for the disaster housing pipeline. During mid-2017 the committee started meeting again and discussed re-starting the conversation around implementation of a disaster housing pipeline in Louisiana due to the challenges faced. The Committee has begun writing letters to representatives from national agencies to gain their support for a disaster housing pipeline. Later in the year the committee discussed the need to reorient the focus to increase membership and get results. We also discussed the new International Resilience Center in New Orleans and how it might align with the goals of the committee. GNOHA also finished work on its internal Continuity of Operations Plan.

HousingNOLA/GNOHA representatives visited Washington, DC in September and were able to discuss Hurricane Harvey impact with key congressional offices and FEMA and HUD officials and raise the issue of the NFIP reauthorization. The proposed NFIP bill would negatively impact New Orleans and we are hopeful that our efforts in partnership with various coalitions will lead to a stable and affordable flood insurance program. Because emergencies tend to happen in areas with a high risk of flooding throughout the city from regular rain, we will begin to bring in flood control and storm water management to the concerns of the committee in 2018.

### Capacity Building/Shared Solutions

In 2017, the Capacity Building initiative began its relationship with UNO Planning and Urban Studies department in order to create a developer's certificate program, funded by the Network for Economic Opportunity, to boost equitable development in the city. Throughout the months of January through October, the Capacity Building initiative communicated with UNO PLUS in developing the Community Development Finance Certificate Program, and syllabi for the six-course certificate. The program emphasizes real estate finance, financial analysis, and real estate development to support stronger, more resilient and equitable communities. The program is intended to build capacity among developers as well as community members. Classes began in November, including three GNOHA members as participants. GNOHA President and Chair, Andreanecia Morris participated as a guest speaker in the first month of classes.

In August, GNOHA was awarded a small grant from the Greater New Orleans Foundation (GNOF) to help with the implementation of the shared solutions framework. GNOHA began working with *trepwise* impact consulting company to conduct a feasibility analysis of the shared solutions model and begin researching potential shared solutions for members. Initially identified services were bookkeeping, development finance, construction management, IT, and client management services. GNOHA began meeting with member organizations in October to discuss other potential services and who would be interested. Originally incubated within the Homeownership Committee, GNOHA has now opened enrollment in shared solutions to all current and future member organizations through the beginning of 2018 in order to bolster participation and strengthen the effectiveness of the benefits of shared solutions. Suggestions for other services are being fielded, and GNOHA will be working with *trepwise* to research the potential for these services as a shared solution. Meetings with interested organizations will resume in February 2018.

### Media Advisories and Upcoming Events

- Affordable Housing News, [Tackling New Orleans' Housing Shortage](#), Winter 2017
- Shelter Force Editorial Series, January 2018: Community Engagement & February 2018: Smart Housing Mix
- City Council Master Plan Public Hearing/Smart Housing Mix Ordinance/Budget Revisions, January 11<sup>th</sup>
- Houston Housing Discussion, January 11<sup>th</sup>
- Baton Rouge Housing Plan Summit (Listening Tour), January 13<sup>th</sup>
- Houma Thibodaux Listening Tour, January 18<sup>th</sup>
- Lafayette Listening Tour, January 24<sup>th</sup>
- HousingNOLA Leadership Board Meeting (Listening Tour), January 24<sup>th</sup>
- Alexandria Listening Tour, January 31<sup>st</sup>

- Northshore Listening Tour, February 5<sup>th</sup>
- Lake Charles Listening Tour, February 1<sup>st</sup>
- Monroe Listening Tour, TBD
- Shreveport Listening Tour, TBD